

Former Fire Station #14 – 1704 33<sup>rd</sup> Avenue North  
February 19, 2015

Questions related to the property and RFP

Q1: Would the City consider proposals to convert the fire station into an event center?

A1: An event center is not allowed in properties zoned C1 Neighborhood Commercial District or OR 1 Neighborhood Office Residence District which the RFP identifies as a guideline for this project.

Q2: Would the City consider proposals to convert the fire station into a single-family, private residence.

A2: Proposals for a single-family residence are not being considered at this time. Per page 4 of the RFP the City is seeking proposals that include small-scale retail/commercial or small-scale office redevelopments. Mixed-use retail/office redevelopments will also be considered.

Q3: Is asbestos present in the building

A3: Yes. An asbestos analysis report was completed in August 2000 and is available as an attachment on the RFP website [http://www.ci.minneapolis.mn.us/cped/cped\\_rfp](http://www.ci.minneapolis.mn.us/cped/cped_rfp)

Q4: In “Proposal Contents” section of the RFP, item 3D asks the proposer to: *“Include specific previous relevant experience with public entities, including reference contact information. The City may ask for supporting documentation substantiating claims of previous experience.”* Is the City only requesting a proposer to describe their experience with an RFP process?

A4: The request is not limited to RFP experience. Any experience the proposer has related to various City processes (e.g. business licensing, permitting, development, etc.) is applicable.

Q5: Section 5 of the RFP requests a calculation of the cash on cash return and return on investment (ROI) for the project. If some of those items don’t apply to a specific project, such as a non-profit, are they still required in the proposal?

A5: The City needs to understand how a project will be financially sustainable and ensure any profits/economic returns that are made are reasonable. A proposal should include relevant information that will enable staff to make such determinations.

Q6: Section 6 of the RFP requests a market study. Is a market study necessary if the project will be 100% owner occupied?

A6: If the property is 100% owner occupied information other than a market study can be submitted, so long as the information provided demonstrates adequate demand for the proposed use/space.